

PLANNING, LICENSING AND CONSULTATION COMMITTEE

10th March 2025

In accordance with the provisions of Schedule 12 of the Local Government Act 1972 and Section 47 of the Local Government and Elections (Wales) Act 2021 the **PLANNING, LICENSING AND CONSULTATION COMMITTEE** of LLANELLI TOWN COUNCIL was held REMOTELY and at The Old Vicarage, Town Hall Square, Llanelli on Monday, 10th March 2025 at 6.00 p.m.

PRESENT: Councillors S.A. Curry (Substitute for Councillor L. Fenris), D.Ll. Darkin (Leader of the Council), S. Evans, J.E. Jones J.P, A. Lochrie, A.S.J. McPherson, N.J. Pearce (Vice-Chair) (in the Chair), J.G. Prosser (Town Mayor), S.L. Rees, and J.R. Williams.

APOLOGIES: L. Fenris (Chair) and S. Williams.

43. DECLARATIONS OF INTEREST

Declarations of interest were made on item 44. (1) as noted below.

44. TOWN AND COUNTRY PLANNING ACT

(1) PLANNING APPLICATIONS

Councillor J.G. Prosser declared an interest in Application PL/08858 as he previously dealt with the owner of the property regarding this application. As he saw this as a prejudicial interest, he withdrew from the meeting and voting thereon.

The Town Clerk reported the receipt of the undermentioned applications which had been sent to the Town Council by Carmarthenshire County Council's Head of Planning for its consideration and observations.

RESOLVED – that the comments shown in column 3 hereunder be forwarded to the Head of Planning: -

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
PL/08858 86 Ann Street, Llanelli, SA15 1TE	Change of Use from Offices to 4 Self- Contained Flats Together with a First Floor Rear Extension	Objection on the following basis: <ul style="list-style-type: none">• Contravenes Policy GP1 part (d) that no

		<p>proposals will be permitted that will have a significant impact on the amenity of adjacent land uses; properties, residents or the community;</p> <ul style="list-style-type: none">• Contravenes Policy GP1 part (h) that proposals will not be permitted that do not provide for an appropriate access or give rise to parking or highway safety concerns on the site or within the locality;• Contravenes Policy H3 part (a) that applications will not be permitted if they result in the over intensification of property use;• Local members felt that there is an urgent need for regeneration in this area and that this proposal providing for a development that could be described as creating a C4 class HMO property would have a detrimental effect on the area.
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45. CONSULTATIONS

(1) Carmarthenshire County Council

Consideration was given to the consultation on the draft Allotment and Community Growing Strategy.

RESOLVED – that the consultation be noted.

(2) Carmarthenshire County Council

Consideration was given to the consultation on the draft Green and Blue Infrastructure Strategy.

RESOLVED – that the consultation be noted.

(3) Democracy and Boundary Commission Wales

Consideration was given to the consultation on the Policy and Practice document in preparation for the 2025 Electoral Review Programme.

RESOLVED – that the consultation be noted.

(4) Carmarthenshire County Council

Consideration was given to the consultation on a proposed prohibition of waiting at any time, Sunny Hill, Llanelli.

(5) Carmarthenshire County Council

Consideration was given to the consultation on a proposed vertical measure at Eastern Road, Llanelli.

RESOLVED – that the consultation be noted.

(6) Carmarthenshire County Council

Consideration was given to the consultation on suggested improvement works to the A484 Sandy Road junction with Maes-y-Coed.

RESOLVED – that the consultation be noted.

46. MATTERS FOR INFORMATION

RESOLVED – that the undermentioned matters be noted (copies of which having previously been circulated to members by email for their consideration):

- (1) Carmarthenshire County Council – Temporary Road Closure of Brynallt Terrace, Llanelli, from a point approximately 241 metres south west of the junction with the C2507 Frondeg Terrace for a distance of 230 metres in a south westerly direction from Saturday 22nd March 2025 to Sunday 30th March 2025.
- (2) Carmarthenshire County Council – Confirmation of implementation of the waiting restrictions and street parking places (Llanelli) variation 42 from the 21st February 2025.
- (3) Carmarthenshire County Council – Temporary road closure of Great Western Crescent from its junction with the B4304 Station Road, Llanelli for a total distance of 138 metres in a north westerly direction from 09:00 hours to 15:00 hours on 4th March 2025.

The Meeting concluded at 6.08 p.m.